

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File an Application for a Consolidated Planned Unit Development and Related Zoning Map Amendment for 500 Penn Street NE (Square 3594, part of Lot 3) was mailed to Advisory Neighborhood Commission 5D and the owners of all property within 200 feet of the perimeter of the project site on May 5, 2017, at least 45 calendar days prior to the filing of this application as required by the Zoning Regulations of the District of Columbia, 11-Z DCMR § 300.7.

A copy of the notice is attached hereto.



Cary R. Kadlecek

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT AND RELATED AMENDMENT TO THE ZONING MAP

May 5, 2017

UM 500 Penn Street NE LLC and UDR, Inc. (together, “Applicant”) give notice of their intent to file an application for consolidated review and approval of a Planned Unit Development (“PUD”) and related amendment to the Zoning Map for the property known as part of 500 Penn Street NE (Square 3594, part of Lot 3) (“Property”). The Property is located at the northeast corner of Penn Street NE and 4th Street NE.

The Property is in the Union Market District of Ward 5. The Property that is the subject of this application is the westerly portion of Lot 3 and contains approximately 37,527 square feet of land area. The Property is currently improved with a two-story commercial building and accessory parking.

The Property is located in the Mixed-Use High Density Residential / High Density Commercial / Production, Distribution, and Repair Land Use category on the Future Land Use Map of the District of Columbia Comprehensive Plan. The Property is currently located in the PDR-1 Zone District. Through the PUD, the Applicant seeks to rezone the Property to the MU-9 Zone District.

The Applicant intends to construct a mixed-use building with ground floor retail and 12 stories of residential above (the “Project”) and adaptively reuse part of the existing facade. The Project will contain approximately 302 residential units and approximately 202 parking spaces in three underground levels.

The total gross floor area included in the Project will be approximately 318,018 square feet, for a total Floor Area Ratio (“FAR”) of 8.47. The Project will have a building height of approximately 130 feet.

Pursuant to Subtitle Z § 300.9 of the Zoning Regulations, the Applicant and its development team will make all reasonable efforts to present the Project to Advisory Neighborhood Commission (“ANC”) 5D at one of its regularly-scheduled meetings.

This application will be filed with the District of Columbia Zoning Commission pursuant to Subtitle X, Chapter 3 of the Zoning Regulations at least forty-five (45) days after the date of this notice, which is given pursuant to Subtitle Z § 300.7 of the Zoning Regulations. The project architect is Eric Colbert & Associates. The land use counsel is Goulston & Storrs, PC. If you require additional information regarding this proposed PUD and Zoning Map Amendment application, please contact Cary Kadlecek (202-721-1113).